

FOR LEASE

INDUSTRIAL WAREHOUSE

9700 E 56th Street
Raytown, MO 64133



5,000 – 25,847 SF Available + 2.5 +/- Acres of Outside Storage



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17,152 – 43,000 SF Available + 2.50 +/- Acres of Outside Storage

Building A – 25,847 SF
2 Docks – 2 Drive In s
21,703 SF WH w 4,144 SF Office

Building C – 15,204 SF
100 % Leased

Building B – 17,152 SF
100% Leased

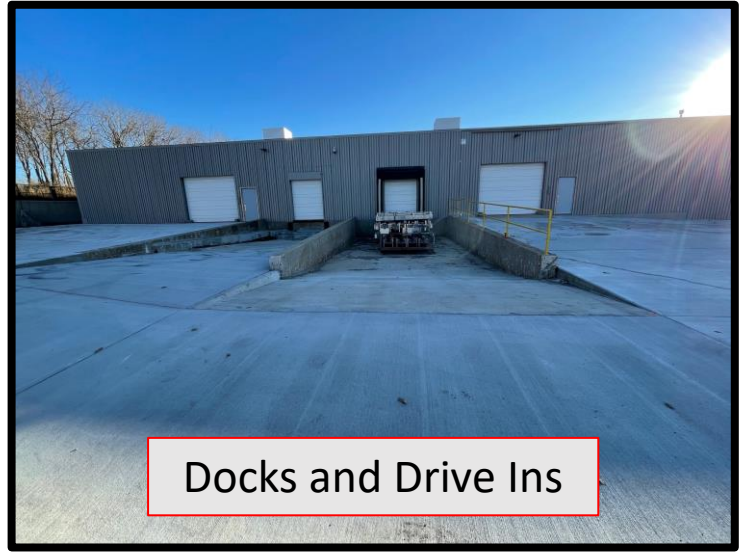
Back Lot - 2.5 +/- Acres
Crushed Gravel Lot

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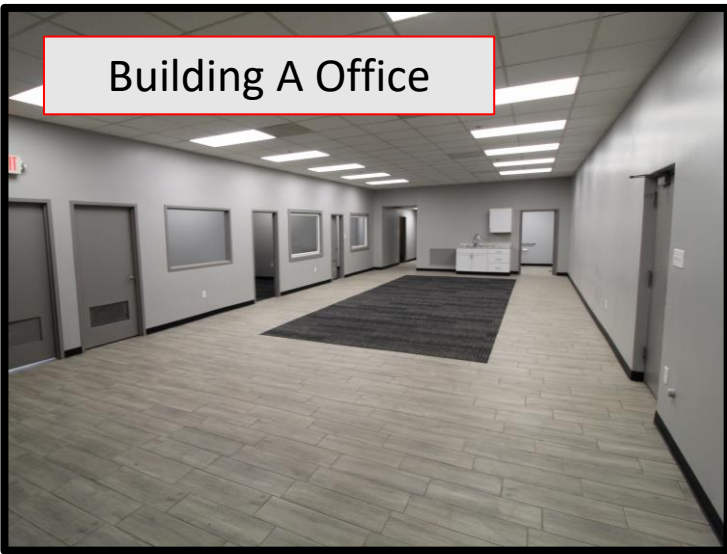
Building A – 25,847 SF



Docks and Drive Ins



Building A Office



Outside Storage – 2.5 Acres



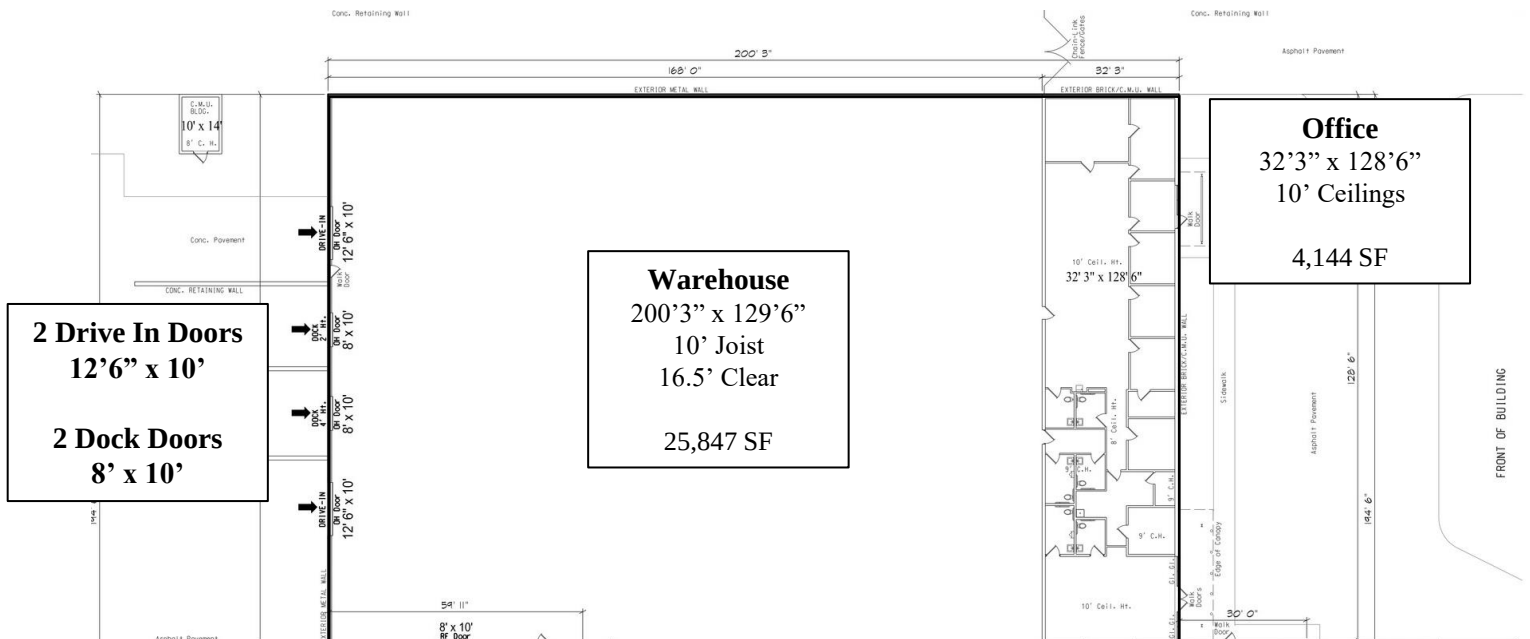
Graded Lot



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**Building A - \$4.00 / SF Gross
25,847 SF**

- 21,703 SF Warehouse
- 4,144 SF Office
- New Dock and Drive In Doors
 - 2 Drive In Doors
 - 2 Dock Doors
- 10' Joist Height
- 16.5' Clear Height
- 3 Phase Power
- Restrooms
- Fire Sprinkled
- New HVAC
- New Roof with Sky Lights
- Office Space Renovated in 2021
- Google Fiber



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Building D - \$1,500 Month 3,520 SF

- 3,520 SF Warehouse
- 2 Drive In Doors
- 13' Ceiling Height on South Side
- 15' Ceiling Height on North Side
- New Siding
- No Heat
- No Electricity
- Dry Storage



Gate



"EXISTING"
FLOOR PLAN
SCALE: 1/8" = 1'-0"



GRAPHIC SCALE
(IN FEET)
0 2 4 8

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**North Lot – \$2,000 / Acre
+/- 2.5 Acres**

- +/- 2.5 Acres
- Owner Willing to Fence and Gravel / Gate
- Will Grade for Parking
- Outside Storage

